

**TRINITY PLACE**  
7990 TRINITY ROAD



**PROPERTY DESCRIPTION**

47,939 SF Walmart shadow shopping center on the northwest corner of Germantown Parkway and Trinity Road

**PROPERTY HIGHLIGHTS**

- Close proximity to Shelby Farms, a 4,500 acre public park
- Area retailers: Walmart, Kroger, LA Fitness, CVS Pharmacy, Rafferty's, Panera Bread, Dunkin' Donuts, Chipotle, Panda Express and more
- Center includes a two story office building
- Traffic Count: Germantown Pkwy 58,696 AADT

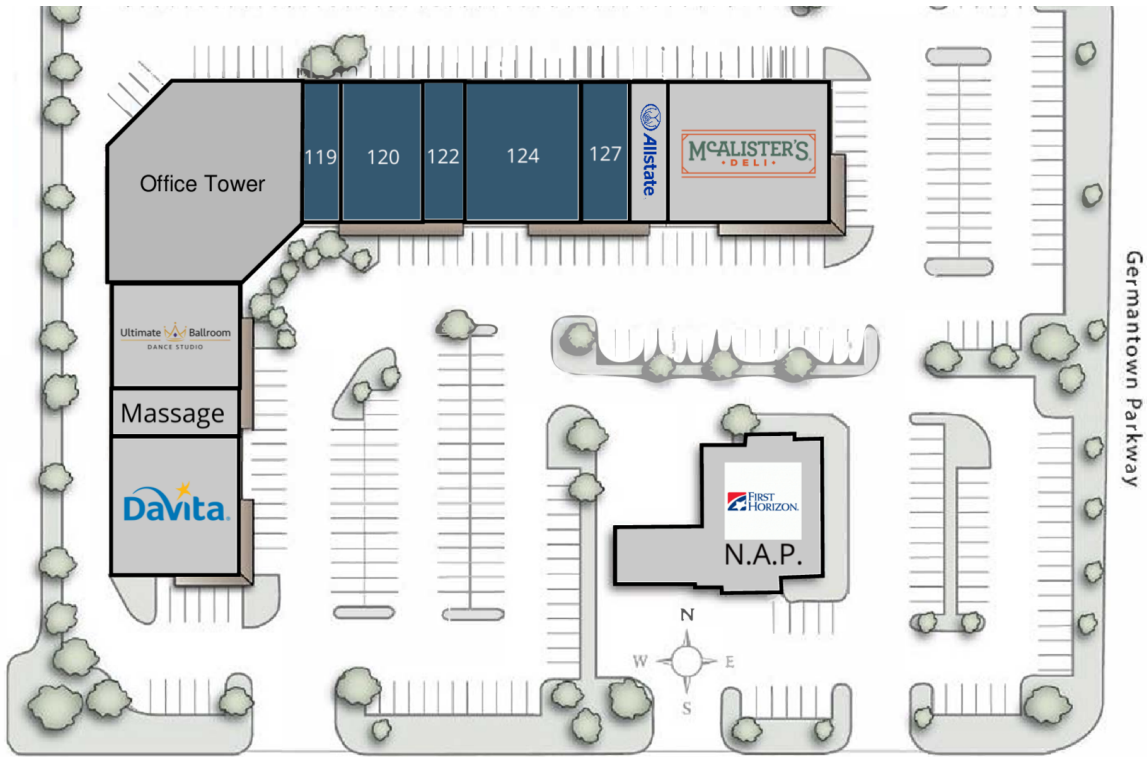
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,148	25,602	60,838
Total Population	7,687	63,307	157,454
Average HH Income	\$78,485	\$81,823	\$92,956

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**AVAILABLE SPACES**

SUITE	TENANT	SIZE
101	Davita	5,195 SF
105	Massage	1,301 SF
106	Ultimate Ballroom	2,602 SF
119	Available	1,858 SF
120	Available	2,400 SF
122	Available	1,869 SF
124	Available	5,592 SF
127	Available	1,858 SF
128	Allstate	1,400 SF
129	McAlisters	4,900 SF
8000	First Tennessee	4,992 SF

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